

Municipal

Service

Benefit

Unit



MSBU PROGRAM
407.665.7178

What is the **MSBU Program**?

- ❖ **P**rogram offering opportunities to provide communities with a means for securing essential public health and safety improvements or services
- ❖ **A**dministered by the Department of Fiscal Services
- ❖ **F**unded by non-ad valorem assessments paid by benefiting property owners

What is an **MSBU**?

- ❖ **S**pecial assessment district
- ❖ **O**ffers mechanism for securing funding for essential services or improvements
- ❖ **R**equires property owner support and participation.
- ❖ **M**ay vary by the type of improvement or service provided

What **type of projects** qualify under the MSBU Program?

- ❖ **Aquatic Weed Control**

- ❖ **Construction**

Road paving and drainage, sidewalks, water and/or sewage service, reconstruction of neighborhood perimeter walls

- ❖ **Solid Waste**

Collection & disposal of garbage, recycling and yard waste

- ❖ **Street Lighting**

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What **projects *do not*** qualify under the MSBU Program?

- ❖ **Projects that do not meet health or safety “essential” criteria**
- ❖ **Landscaping**
- ❖ **Maintenance**
- ❖ **Improvements on non-public property**
- ❖ **Locations outside the unincorporated boundaries of Seminole County**

What are the **basic requirements** for an MSBU?

- ❖ **A**dhere to MSBU Program Guidelines & Procedures
- ❖ **L**ocated in unincorporated Seminole County
- ❖ **P**ublicly owned property upon
- ❖ **T**wo or more parcels
- ❖ **BCC** approval

Who pays for MSBU improvements?

- ❖ **F**inanced through the MSBU Program
- ❖ **R**epayment from benefiting property owners
- ❖ **A**nnual non-ad valorem assessment
- ❖ **C**ollected via annual tax bill

What is the MSBU **process**?

Steps

1. **Property Owners** request application
2. **Property Owners** complete & submit application with fee
3. **MSBU staff** review application & scope of services requested
4. **MSBU/Engineering staff** provide initial cost estimate
5. **MSBU & Property Owners** review details & options
6. **MSBU staff** coordinates preliminary engineering
[Construction projects]
7. **MSBU staff** distributes Petition for Improvement process
8. **MSBU staff** coordinates Public Hearing for adoption of ordinance
9. **MSBU staff** assists in implementation of project
[• Final engineering plans • Bid construction • Construct]
10. **MSBU staff** coordinates Final Public Hearing finalizing assessments
[Construction projects only]

How many **current MSBU districts** is the program currently supporting?

Aquatic Weed Control

Two Active Districts

Construction

Eleven Active Districts

Solid Waste

Over 60,000 participating properties

Street Lighting

Over 350 Active Districts

What **staff activities** support the MSBU Program?

- ❖ **I**nbound & **O**utbound phone calls
- ❖ **C**orrespondence
- ❖ **S**ite **E**valuations
- ❖ **C**oordination with internal & external contacts
- ❖ **P**ublic **R**elations – site visits, HOA presentations
- ❖ **BCC** and Commissioner based interactions
- ❖ **P**reparation/coordination of legal documentation
- ❖ **P**rogram tracking & maintenance activities